

LOUDOUN COUNTY PLANNING COMMISSION

ACTION SUMMARY

THURSDAY, OCTOBER 8, 2009

6:00 P.M. WORKSESSION

LOCATION: PURCELLVILLE ROOM
Government Center
1st Floor

Commissioners Present: Peggy Maio, Chairman, Blue Ridge District; Robert Klancher, Vice-Chairman, Broad Run District; Erin Austin, Catoctin District; Chris Brodrick, Potomac District; Sandra Chaloux, Dulles District; Gigi Robinson, Leesburg District; Kevin Ruedisueli, At Large; Helena Syska, Sterling District.

Commissioner Absent: Glen Bayless, Sugarland Run District.

Staff Present: Julie Pastor, Director of Planning; John Merrithew, Assistant Director of Planning; Van Armstrong, Program Manager, Land Use Review; Cindy Keegan, Program Manager, Community Planning; Miguel Salinas, Program Manager, Community Information/Outreach; Jack Roberts, County Attorney; Dan Shardein, Zoning Administrator; Jason Hambrick, Michelle Lohr, Marilee Seigfried, Mark Stultz, Rory Toth, Building and Development; Mark Lewis-DeGrace, Lou Mosurak, George Phillips, Office of Transportation Services; Planners: Judi Birkitt, Stephen Gardner, Jane McCarter; Ginny Rowen, Marchant Schneider, Nicole Steele; Nancy Bryan, Recording Secretary.

1. COUNTY ATTORNEY - COMPREHENSIVE PLAN DISCUSSION

Jack Roberts, County Attorney discussed compliance of land use applications with the Comprehensive Plan. Issues discussed included acceptance of a fundamentally flawed application; following the Plan and policies consistently; identification of problems with an application; first and second referrals; non-compliant applications.

2. Route 28 COMPREHENSIVE PLAN AMENDMENT – UPDATE

Cindy Keegan, Program Manager, Community Planning, provided an update of the Route 28 Comprehensive Plan. In early September the Commission was provided a consultant's market study that had just been completed as part of the Route 28 CPAM in which a private consultant provided an analysis of a Class A absorption in the Corridor to address the issue of why keynote employment is not developing in the Corridor. The consultants briefed the Board of Supervisors on September 15, 2009 on the market study. Due to a time constraint, the Board requested that the consultants return on October 6, 2009 for additional time to discuss the market study with staff and the consultants.

Staff has suggested four options for the Board's consideration based on the convergence of several Route 28 activities over the last year. The options are: 1) a full-blown Corridor Plan; 2) the limited existing Route 28 Keynote Employment CPAM that is on the table at this time; 3) Programmatic changes without the Plan Amendment; 4) do nothing and process the rezonings in the Corridor as they are. The Board forwarded discussion of the options to their October 20, 2009 Business Meeting.

The Board directed staff to again contact the Route 28 property owners and provide a status report of the Corridor efforts. A meeting has been scheduled for October 29, 2009 at Orbital Sciences, and all property owners in the Route 28 Tax District will be invited to attend, as well as Commissioners.

3. ZOAM 2009-0002, PROPOSED ZONING ORDINANCE AMENDMENT TO SECTION 5-800 TO RESTRICT THE PARKING OF VEHICLES ON UNPAVED SURFACES AND LIMIT THE PAVING OF YARD AREAS IN RESIDENTIAL AND PLANNED DEVELOPMENT-HOUSING ZONING DISTRICTS

Public Comment:

- Brenda Baker, Sterling Park resident
- George Hidy, Spring Grove Farm resident

The Planning Commission amended Section A1-2 (1) of the original Staff Report, to read (1) All parking for vehicles in any yard shall be on a paved parking surface, provided, however, that this shall not be deemed to preclude temporary parking on an unpaved surface in a yard for active loading and unloading. (5-2-2, Ruedisueli, Syska opposed; Bayless, Klancher absent).

The application was forwarded to the October 22, 2009 worksession.

4. BRIEFING ITEMS

a. ZMAP 2007-0004, National Conference Center

Items for further discussion include by-right and special exception uses; acreage needed to maintain a .04 FAR; retention of landscaped open space; 4.6 compliance in PDH-4; 3-mile radius of built and unbuilt commercial; applicant's response to economic development impact regarding Special Activities; applicant respond to Zoning's comments regarding incompatibility; over capacity of schools; provision of stormwater management on the CDP.

b. ZOAM 2007-0004, Proposed Zoning Ordinance Amendment to Permit Farm Markets in Various Zoning Districts and to Reduce Minimum Acreage Requirements for Agriculture, Horticulture, and Animal Husbandry Uses

Items for further discussion include minimum number of parking spaces; landscaping, buffering, and screening; best management plans to avoid nuisance complaints regarding minimum lot size for animal husbandry uses; stable and equestrian uses – definition of pets; possibility of off-site production and its enforcement; more definition of Standards; zero to five acres in charts for animal husbandry.

c. CMPT 2008-0020, SPEX 2008-0061, White's Ford Park

Items for further discussion include limiting RV's to pop-ups; traffic study regarding main access to the site; addition of public notice signs off-site; plans for the house; applicant discuss other parks and RV's allowed.

d. SPEX 2009-0004, SPEX 2009-0015, CMPT 2009-0003, Scott Jenkins Memorial Park

Items for further discussion include a lighting compromise; lighting effects on wildlife; drainfields; water infiltration; permeable paving to all parking lots and internal roadways.

e. ZMOD 2009-0003, Virginia Tire & Auto of South Riding Comprehensive Sign Plan

There were no items for further discussion.

f. SPEX 2007-0053, Washington Immanuel Presbyterian Church

Items for further discussion include the area of parking lot currently unpaved; stormwater management; impacts of prior uses; alternative methods of sewage disposal; why this area is zoned A-3; limitation on outdoor speakers; copy of the Board of Supervisors Action Item regarding the permanent pump-and-haul.

g. ZMAP 2006-0011, ZCPA 2006-0003, Stone Ridge Commercial

Items for further discussion include timing of transportation improvements; permitted uses in PD-IP and TR1-UBF; library building elevations and LEED certification; verification of residential and non-residential calculations; building heights in Land Bay 6; height of adjacent power lines; identification of existing commercial floor area; provision of trail connections on the west side of Northstar Boulevard; trail/sidewalk standards; should the timing for Southpoint Drive be amended.

h. ZMAP 2008-0021, Kincora Village Center

Items for further discussion include Community Development Authority (CDA) overview; alternative alignments for Pacific Boulevard; mixed use projects establishes and approved in the County; integration of this project and approved Kincora special exception; water, wastewater, and electrical capacity in the area; Level of Service for schools, parks, and libraries in the area; commercial tax revenue potential v. Rt. 28 Tax District buy-out for proposed residential; what happens to the stadium of the ZMAP is not approved; relationship between Broad Run Toll House and Kincora; why a market study was not provided; tree harvesting in the Tree Conservation Area/floodplain; why not PD-OP on the southern portion; Sheriff's substation/security needs.

5. MOTION TO SUSPEND THE RULES

The Planning Commission voted to suspend the rules and continue meeting past 11:00 PM. (7-0-2, Bayless, Klancher absent).

6. DISCLOSURES

- a. Ms. Robinson met with Molly Novotny on 10/2/09 and had a telephone conversation on 10/2/09 with Colleen Snow and Molly Novotny regarding the White's Ford Park application; had a phone call on 10/2/09 with Mike Cain of PEC regarding VOF; met with Roy Barnett on 9/29/09 regarding the Stone Ridge application.
- b. Ms. Austin met with the applicant for White's Ford Park; had a number of phone calls and e-mails with Barbara Ellmore regarding the Scott Jenkins Memorial Park application.

- c. Ms. Chaloux had a phone call with Linda Hollis, Fairfax County Planner regarding our Urban Center planning; invited to a meeting of residents in the Transition Area on 10/5/09 regarding the CTP.
- d. Ms. Syska toured Dulles Town Center with representatives of that application; sent e-mails to Brenda Baker and Stew Shatz regarding the Transit Plan; spoke with Helen Casey regarding the Transit Plan; had e-mail communications with the Ellmore's and toured Ellmore Garden Center regarding the Scott Jenkins Memorial Park application.
- e. Mr. Ruedisueli had a telephone conversation with Joanne Biechle regarding the Montessori School application; set a date for a meeting regarding the Dulles Town Center with Ann Goode and Stephen Gardner.
- f. Peggy Maio had a phone conversation with Joanne Biechle regarding the Montessori School application; had a phone conversation with the applicant regarding White's Ford Park; e-mails to set up meetings for Stone Ridge and Dulles Town Center; had a phone conversation with Mike Romeo regarding the Washington Immanuel Presbyterian Church application.
- g. Chris Brodrick met with representatives of Dulles Town Center twice last week.

7. CHES BAY UPDATE

Chairman Maio requested that staff provide a memo to the Planning Commission and Ches Bay Stakeholders regarding confirmation of updated meeting dates.

8. NEW BUSINESS

- a. Route 28 Keynote Employment Policy CPAM - dated February 3rd; Board clarification of Planning Commission schedule. (*Gigi Robinson 10/8/09*)
- b. Maintain a running list of New Business items as part of the Planning Commission Agenda. (*Gigi Robinson 10/8/09*)
- c. ZORC - letter to Board that Planning Commission maintain Zoning Ordinance Amendments. (*Gigi Robinson 10/8/09*)
- d. Provide staff reports to Planning Commission a month before public hearing; post staff reports online the same day as the first advertisement (at least two weeks prior to public hearing) (*Sandra Chaloux 10/8/09*).